

20180410000118660  
04/10/2018 08:36:23 AM  
DEEDS 1/4

After recording return to:  
ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108  
Servicelink No. 170511559

Mail tax statements to:  
The Department of Veterans Affairs  
Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

This document prepared by:  
George Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

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## SPECIAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 2 day of April, 2018, by and between **iFreedom Direct Corporation**, a mailing address of 425 Phillips Blvd, Ewing, NJ 08618, hereinafter referred to as Grantor(s) and **The Secretary of Veterans Affairs, an Officer of the United States**, a mailing address of Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2041 21st Avenue, Calera, AL 35040

Prior Instrument reference: Instrument No. 20180103000001140, recorded on 01/03/2018, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 2nd day of

April, 2018.

iFreedom Direct Corporation

By: \_\_\_\_\_

Print Name: Francine Bryant

Title: Vice President and Assistant Secretary

STATE OF NT  
COUNTY OF Mercer

I, Regina E. Evashin, a Notary Public, in and for said County in said State, hereby certify that Francine Bryant, whose name as Vice President and Assistant Secretary of iFreedom Direct Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such VP & Asst Secretary and with full authority, executed the same voluntarily for and as the act of said iFreedom Direct Corporation.

Given under my hand and seal this the 2 day of April, 2018.

Regina E. Evashin  
NOTARY PUBLIC

My commission expires: 8/10/22

REGINA E. EVASLIN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 10, 2022  
ID# 50065694

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following described property situated in Shelby County, Alabama, to-wit:

Lot 28, according to Farris Subdivision, Calera, Alabama, as recorded in Map Book 3, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID Number: 35 2 03 1 002 033.000

Property commonly known as: 2041 21st Avenue, Calera, AL 35040

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name iFreedom Direct Corporation  
Mailing Address 425 Phillips Blvd  
Ewing, NJ 08618

Grantee's Name The Secretary of Veterans Affairs, an Officer of the United States  
Mailing Address Loan Guaranty Service  
3401 West End Avenue, Suite 760W  
Nashville, TN 37203

Property Address 2041 21st Avenue  
Calera, AL 35040

Date of Sale 04/02/2018

Total Purchase Price \$

or

Actual Value \$

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Assessor's Market Value \$ 88,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☒ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/5/2018

Print Matthew E. Webb

Unattested

K. A.  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/10/2018 08:36:23 AM  
\$25.00 CHERRY  
20180410000118660

[Signature]

Form RT-1